

DATE SUBMITTED: 6/2/92

PERMIT NO. 41939

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 2554 EL CORONA DRIVE

SQ. FT. OF BLDG: 1476

SUBDIVISION: CORONA DEL REY

SQ. FT. OF LOT: 3276

FILING NO. 1 BLK NO. 2 LOT NO. 9

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-121-01-041

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER: DEL REY HOMES, INC

USE OF EXISTING BUILDINGS: _____

ADDRESS: 960 BELFORD AVE

DESCRIPTION OF WORK AND INTENDED USE:
Townhome Construction

TELEPHONE: 245-9116

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR-6

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 18.5

GEOLOGIC HAZARD: YES ___ NO X

SIDE / REAR 7

CENSUS TRACT: 11 TRAFFIC ZONE: 51

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]
Department Approval
6/2/92
Date Approved

[Signature]
Applicant Signature
5-29-92
Date

Corona Del Rey

A PLANNED COMMUNITY

ACCEPTED *KLA 6/2/19*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

